

REZONING/SUP/CHANGE IN CONDITIONS
APPLICATION

APPLICANT INFORMATION	OWNER INFORMATION
NAME: <u>STEVE RAJABI</u>	NAME: <u>STEVE RAJABI</u>
ADDRESS: <u>330 WHITE ROSE TR.</u>	ADDRESS: <u>330 WHITE ROSE TR.</u>
CITY: <u>ALPHARETTA</u>	CITY: <u>ALPHARETTA</u>
STATE: <u>GA.</u> ZIP: <u>30005</u>	STATE: <u>GA.</u> ZIP: <u>30005</u>
PHONE: <u>(404) 213-4816</u>	PHONE: <u>(404) 213-4816</u>
CONTACT PERSON: <u>STEVE RAJABI</u> PHONE: <u>(404) 213-4816</u>	
CONTACT'S E-MAIL: <u>AASICMAIL@YAHOO.COM</u>	

APPLICANT IS THE:		
<input type="checkbox"/> OWNER'S AGENT	<input checked="" type="checkbox"/> PROPERTY OWNER	<input type="checkbox"/> CONTRACT PURCHASER
PRESENT ZONING DISTRICTS(S): <u>AG1</u> REQUESTED ZONING DISTRICT: <u>1.03</u>		
LAND DISTRICT(S): <u>11</u> LAND LOT(S): _____ ACREAGE: <u>1.02</u>		
ADDRESS OF PROPERTY: <u>5400 SARGENT RD., JOHNS CREEK, GA 30005</u>		
PROPOSED DEVELOPMENT: <u>REZONING</u>		
CONCURRENT VARIANCES: _____		

RESIDENTIAL DEVELOPMENT	NON-RESIDENTIAL DEVELOPMENT
No. of Lots/Dwelling Units <u>2</u>	No. of Buildings/Lots: _____
Dwelling Unit Size (Sq. Ft.): <u>3500 +/-</u>	Total Building Sq. Ft. _____
Density: <u>2/A</u>	Density: _____

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Planning & Zoning

RZ-17-004
16-2787

APPLICANT'S CERTIFICATION

THE UNDERSIGNED BELOW STATES UNDER OATH THAT THEY ARE AUTHORIZED TO MAKE THIS APPLICATION. THE UNDERSIGNED IS AWARE THAT NO APPLICATION OR REAPPLICATION AFFECTING THE SAME LAND SHALL BE ACTED UPON WITHIN 12 MONTHS FROM THE DATE OF LAST ACTION BY THE CITY COUNCIL.



Signature of Applicant

11-10-2016

Date

STEVE RAJABI - OWNER

Type or Print Name and Title



Signature of Notary Public

12-3-16

Date

Notary Seal



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PROPERTY OWNER'S CERTIFICATION

I do solemnly swear and attest, subject to criminal penalties for false swearing, that I am the legal owner, as reflected in the records of Fulton County, Georgia, of the property identified below, which is the subject of the attached Land Use Petition before the City of Johns Creek, Georgia. As the legal owner of record of the subject property, I hereby authorize the individual named below to act as the applicant in the pursuit of the Application for Rezoning, Use Permit, & Concurrent Variance in request of the items indicated below.

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I, STEVE RAJABI, authorize, _____,
(Property Owner) (Applicant)

City of Johns Creek
Planning & Zoning

to file for RZ, at 5400 SARGENT RD. JOHNS CREEK, GA 30005
(RZ, SUP, CV) (Address)

on this date 11 10, 2016
(Month) (Day)

- I understand that no application or reapplication affecting the same land shall be acted upon within 12 months from the date of last action by the City Council.
- I understand that failure to supply all required information (per the relevant Applicant Checklists and requirements of the Johns Creek Zoning Ordinance) will result in REJECTION OF THE APPLICATION.
- I understand that preliminary approval of my design plan does not authorize final approval of my zoning or signage request. I agree to arrange sign permitting separately, after approval is obtained.
- I understand that representation associated with this application on behalf of the property owner, project coordinator, potential property owner, agent or such other representative shall be binding.

[Signature]
Signature of Property Owner

11-10-2016
Date

STEVE RAJABI
Type or Print Name and Title

Nicole Morales
Signature of Notary Public

12/5/16
Date



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16-2787

ZONING IMPACT ANALYSIS FORM



Analyze the impact of the proposed rezoning and provide a written point-by-point response to the following questions:

1. Does the zoning proposal permit a use that is suitable in view of the use and development of adjacent and nearby property?

YES - PROPERTY SURROUNDED WITH RESIDENTIAL LOTS (NEIGHBORHOODS).

2. Does the zoning proposal adversely affect the existing use or usability of adjacent or nearby property?

NO IT DOES NOT

3. Does the property to be rezoned have a reasonable economic use as currently zoned?

NO, ZONED AGRICULTURE AND NOT ECONOMICALLY BENEFICIAL. ALSO, SURROUNDING PROPERTIES ARE NOT ZONED AGRICULTURAL.

4. Will the zoning proposal result in a use that could cause an excessive or burdensome use of existing streets, transportation facilities, utilities or schools?

NO, PROPER AND ADEQUATE INFRASTRUCTURE PROVIDES CAPACITY FOR THE LOT.

5. Is the zoning proposal in conformity with the policies and intent of the land use plan?

YES, IT IS.

6. Are there existing or changing conditions that affect the use and development of the property which support either approval or denial of the zoning proposal?

ABILITY TO TAP SEWER SYSTEM

7. Does the zoning proposal permit a use that can be considered environmentally adverse to the natural resources, environment and citizens of the City of Johns Creek?

NO, IT WILL NOT NEGATIVELY AFFECT THE ENVIRONMENT WHATSOEVER.

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SPECIAL USE PERMIT CONSIDERATION FORM



Analyze the impact of the proposed special use and provide a written point-by-point response to the following questions:

1. Whether the proposed use is consistent with the Comprehensive Land Use Plan and/or Economic Development Revitalization plans adopted by the Mayor and City Council;

YES IT IS CONSISTENT WITH THE PLANS BY THE CITY COUNCIL.

2. Compatibility with land uses and zoning districts in the vicinity of the property for which the Use Permit is proposed;

YES

3. Whether the proposed use may violate local, state and/or federal statutes, ordinances or regulations governing land development;

NO

4. The effect of the proposed use on traffic flow, vehicular and pedestrian, along adjoining streets;

NO

5. The location and number of off-street parking spaces;

NO

6. The amount and location of open space;

NO

7. Protective screening;

NO

8. Hours and manner of operation;

NO

9. Outdoor lighting;

YES, EXTERIOR LIGHTING

10. Ingress and egress to the property.

NO

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DISCLOSURE REPORT FORM

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WITHIN THE (2) YEARS IMMEDIATELY PRECEDING THE FILING OF THIS ZONING PETITION HAVE YOU, AS THE APPLICANT OR OPPONENT FOR THE REZONING PETITION, OR AN ATTORNEY OR AGENT OF THE APPLICANT OR OPPONENT FOR THE REZONING PETITION, MADE ANY CAMPAIGN CONTRIBUTIONS AGGREGATING \$250.00 OR MORE OR MADE GIFTS HAVING AN AGGREGATE VALUE OF \$250.00 TO THE MAYOR OR ANY MEMBER OF THE CITY COUNCIL.

CIRCLE ONE: YES (if YES, complete points 1 through 4);

NO (if NO, complete only point 4)

1. CIRCLE ONE: Party to Petition (If party to petition, complete sections 2, 3 and 4 below)

In Opposition to Petition (If in opposition, proceed to sections 3 and 4 below)

2. List all individuals or business entities which have an ownership interest in the property which is the subject of this rezoning petition:

1. _____	5. _____
2. _____	6. _____
3. _____	7. _____
4. _____	8. _____

3. CAMPAIGN CONTRIBUTIONS:

Name of Government Official	Total Dollar Amount	Date of Contribution	Enumeration and Description of Gift Valued at \$250.00 or more

4. The undersigned acknowledges that this disclosure is made in accordance with the Official Code of Georgia, Section 36-67A-1 et. seq. Conflict of interest in zoning actions, and that the information set forth herein is true to the undersigned's best knowledge, information and belief.

Name (print) STEVE RAJABI

Signature: [Signature] Date: 12-5-2016

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PUBLIC PARTICIPATION PLAN



1. The City of Johns Creek will notify all property owners within a quarter mile of the site. What other groups do you intend to contact?

NONE

2. How do plan to contact any interested parties, either before making application or after the city neighborhood meeting, regarding the rezoning/use permit application?

ANY INTERESTED PARTIES CAN MEET US AT CITY HALL FOR ANY INFORMATION.

3. In addition to the City of Johns Creek neighborhood meeting, do you plan to provide any other opportunities for discussion with interested parties before the PC and M&CC hearings?

NO

4. What is your schedule for completing the Public Participation Plan?

WE WILL COMPLY TO ENABLE NOTICES/SIGNAGE AROUND THE AREA TO INFORM NEIGHBORS OF THE DEVELOPMENT.

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12-17-004



www.JohnsCreekGA.gov
678-512-3200 ~ (fax) 678-512-3303
12000 Findley Road, Suite 400, Johns Creek, GA 30097

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LAND USE PETITION CHECKLIST & APPLICATION FORM
REZONING, USE PERMIT & CONCURRENT VARIANCE

INSTRUCTIONS

A properly completed application and fees are due at the time of submittal. The submittal deadline is the first Tuesday of each month. **An incomplete application will not be accepted.** Original signatures are required for the Application. **Note: Applicants are highly encouraged to meet with nearby property owners prior to filing an application.**

APPLICATION MATERIALS

REQUIRED ITEMS	NUMBER OF COPIES	CHECK <input checked="" type="checkbox"/>
Provide one (1) a digital copy of <u>all</u> submitted materials.	• One (1) CD in .JPEG, .TIFF, .PDF or .DOC format	<input checked="" type="checkbox"/>
Pre-Application Meeting Form	• One (1) Copy	<input checked="" type="checkbox"/>
Site Plan with Legal Description (See Page 16 for Requirements)	• Ten (10) Full-Size Site Plan Copies • One (1) 8 1/2" x 11" Site Plan • One (1) 8 1/2" x 11" Legal Description	<input checked="" type="checkbox"/>
Building Elevations (Attached Residential & Non-Residential)	• One (1) Copy	<input checked="" type="checkbox"/>
Letter of Intent	• One (1) Copy	<input checked="" type="checkbox"/>
Zoning Impact Analysis Form and/or SUP Form	• One (1) Copy	<input checked="" type="checkbox"/>
Environmental Site Analysis Form	• One (1) Copy	<input checked="" type="checkbox"/>
Disclosure Form	• One (1) Copy	<input checked="" type="checkbox"/>
Public Participation Plan & Report	• One (1) Copy	<input checked="" type="checkbox"/>
Applicant Acknowledgement Form	To be Completed at Time of Submittal	<input type="checkbox"/>
Peak-hour Trip Generation Count	• One (1) Copy	<input type="checkbox"/>
THE FOLLOWING ITEMS MAY BE REQUIRED		
Traffic Impact Study	• Three (3) Copies	<input type="checkbox"/>
Metropolitan River Protection	• Three (3) Copies	<input type="checkbox"/>
Development of Regional Impact Review Form	• Three (3) Copies	<input type="checkbox"/>
Environmental Impact Report	• Three (3) Copies	<input type="checkbox"/>
Noise Study Report	• Three (3) Copies	<input type="checkbox"/>